



The Cottage The Green, Palgrave Diss IP22 1AG

welcome to

The Cottage The Green, Palgrave Diss

A period character property set in an amazing location overlooking the green within the village and within walking distance to amenities. The property boasts from two reception rooms, shaker style kitchen, four generous bedrooms and family bathroom.

Location

Palgrave is a small village on the borders of Suffolk and Norfolk. It has been considered a 'hot spot' for many years for housing, combining a village lifestyle with easy access to the wider world having a mainline rail service just one mile away on the Norwich to London Liverpool Street line with a journey time to London of around 90 minutes. The village is centred on its green and duck pond and has a well-regarded Primary school, catchment area for Hartismere High School with a bus from the centre of the village and fine church at its centre. For wider amenities the thriving market town of Diss is less than a mile away via a public footpath and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs, modern health centre.

Entrance Hall

Window to front aspect, radiator, tiled flooring.

Cloakroom

Window to side aspect, W/C, wash hand basin.

Lounge

14' 5" x 13' 7" (4.39m x 4.14m)

Dual aspect windows, two radiators, wood burner, wooden flooring.

Dining Room

14' x 10' 2" (4.27m x 3.10m)

Window to front aspect, radiator, brick feature fireplace.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

Rear aspect glazed window, rear door, fitted kitchen with wall and base units, work surfaces, tiled splash

back, sink, integrated oven and gas hob, space for fridge freezer, radiator, wooden stair case leading to the first floor.

Bedroom 1

15' 10" x 9' 4" (4.83m x 2.84m)

Dual aspect window including two Velux windows to rear, radiator, exposed beams, wooden flooring.

Bedroom 2

13' 6" x 10' 3" (4.11m x 3.12m)

Window to front aspect, radiator, wooden flooring.

Bedroom 3

14' 7" x 10' 2" Max (4.45m x 3.10m Max)

Window to front aspect, radiator, loft hatch, feature fire place, wooden flooring.

Bedroom 4

7' 8" x 13' 10" Max (2.34m x 4.22m Max)

Window to rear aspect, radiator, wooden flooring.

Bathroom

8' 11" x 4' 7" (2.72m x 1.40m)

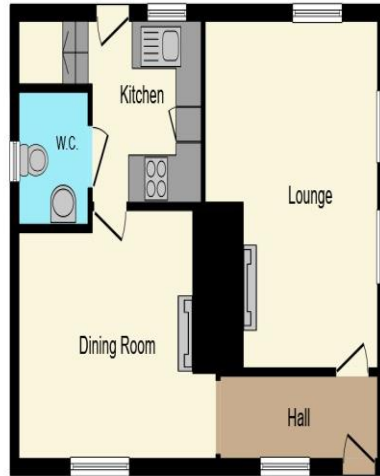
Window to rear aspect, W/C, radiator, paneled bath, cupboard with boiler, wooden flooring.

Outside

To the rear of the property is a low maintenance courtyard with various potted flowers and side gated access.

Parking

Space at the front of the property - not allocated.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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The Cottage The Green, Palgrave Diss

- Semi-detached Period Cottage
- Four Generous Sized Bedrooms
- Enclosed Low Maintenance Courtyard
- Situated Within Walking Distance To Diss Town Centre
- Property Overlooking The Village Green

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£270,000



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Property Ref:
DSS111200 - 0005

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